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MOUNT HOLLY, NC



#### PREPARED FOR:

### The City of Mount Holly, North Carolina

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#### INTRODUCTION

The City of Mount Holly has agressively attempted to supplement a Comprehensive Planning Program with a Community Development Program that emphasizes implementation of community improvement strategies. The success of a Comprehensive Planning Program must ultimately rest in the formation of policies established by the City Council. The City Council has established broad policies to improve the community and has developed goals and specific objectives to be implemented. The results of these actions have been the implementation of a \$240,000 Community Development Block Grant Program, the re-establishment of the Mount Holly Housing Authority and the application for a \$900,000 34-unit multi-family complex, the development of 36 low to moderate income housing units under the Farmers Home 515 Program, the establishment of a Minimum Housing Code Enforcement Program and the condemnation of dilapidated housing.

To continue the implementation of the aforementioned programs and the implementation of future community improvement programs, this report will identify specific neighborhoods that represent the greatest need in terms of conservation, revitalization, and redevelopment. The appropriate information in relation to needs, available data, and deficiencies will be outlined. In addition, a strategy for community improvement will be outlined and estimated costs will be given.

It is the intent of this report to assist the City of Mount Holly to prepare the appropriate pre-applications and final applications for the Small Cities Community Development Program and to provide a plan of action so that the City may pursue additional resources to correct municipal and neighborhood resources.

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#### PROGRAM NARRATIVE STATEMENT

The City of Mount Holly has actively sought to develop a comprehensive approach to assist in the revitalization and conservation of existing neighborhoods. The basis for developing this approach has been preparation of three planning documents — a Land Use Survey, Land Development Plan, and a Housing Conditions Survey — prepared by the Division of Community Assistance in 1976. The City Council has accepted these plans as working documents and has adopted the "Implementation Strategies" as policy goals to assist in revitalization and conservation of existing neighborhoods. The following are the Implementation Strategies and the status of each:

### Implementation Strategies

- 1) Acquaint the residents of Mount Holly with the present housing conditions of the city and provide information on assistance that is available for rehabilitation or home improvements.

  (Established Citizens Advisory Board and Public Meetings to explain assistance.)
- 2) Provide the necessary governmental support for qualified developers to build low and moderate income housing. (See Status Report.)
- 3) Establish a local housing authority to oversee the expanded options becoming available to Mount Holly residents.
  (Chartered Housing Authority -- applied for 34 family units.)
- 4) Develop an educational program on Section 8 rental subsidies designed to acquaint needy recipients with its possibilities.

  (Assisting in processing 66 family units, 38 elderly.)
- 5) Study the need and existing sites for new neighborhood parks and allocate sufficient funds to acquire the land and equip the parks.

  (Completed a Recreation Study, applied for BOR funds.)

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- 6) Actively seek additional Community Development funds, part of which will be used to fund concentrated rehabilitation programs.

  (Administering a \$240,000 C. D. Program.)
- 7) Establish a code enforcement program.

  (Building Inspector hired and enforcing code.)
- 8) Establish a monitoring system to actively remove dilapidated housing through condemnation.
  (Condemnation Program is being implemented.)
- 9) Establish yearly quantifiable objectives to eradicate service facilities inadequacies.
  (Project proposed for fiscal year 78-79.)
- 10) Establish a yearly street paving goal.

  (Program implemented.)
- 11) Establish a yearly sidewalk development program.

  (Program was begun in 1978.)
- Develop a comprehensive Housing Assistance Plan that would identify yearly objectives and mechanisms for obtaining available grants to upgrade existing housing deficiencies.

  (Adopted and being implemented.)
- 13) Upgrade the present Subdivision Regulations.

  (Adopted March 1978.)
- 14) Relative to additional physical planning needs of Mount Holly's continuing comprehensive program, communities services and facilities existing and needed should be examined and correlated with long-range capital budgeting.

(Incorporated in Comprehensive Planning Program.)

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The previous outlined Implementation Strategies are intended to act as the City of Mount Holly's general guidelines for maximizing the community's efforts to utilize all available resources, both public and private. The City of Mount Holly has learned from the past year's experience that a successful revitalization effort must incorporate the private sector and the public sector. This is explained in our status report. We intend to direct our Comprehensive Community Development Program to maximize the grant by revitalizing neighborhoods through housing rehabilitation, improving public facilities, clearance of dilapidated housing, and continue to encourage developers to utilize existing housing programs to construct new housing units for low to moderate income residents.

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#### PROBLEM/NEEDS IDENTIFICATION AND PROGRAM OBJECTIVES

The Comprehensive Community Development Program being proposed in Mount Holly covers four specific areas. These areas are characterized by blighted and deteriorating housing. The areas of concern have a high concentration of lower-income families, as well as a minority concentration exceeding 50% Black. The majority of the housing built in these areas is characterized as "mill housing". This type of housing was constructed in the 1920's and 1930's and was primarily modest two and three bedroom frame homes, averaging 900 to 1000 square feet, with some as high as 1300 to 1500 square feet. The textile mills have, in recent years, divested their interest in these homes by selling them to their employees or to landlords to be used as rental property.

This housing has filled the void for low-cost housing for a large segment of Mount Holly's citizens and has provided the only alternative for low-cost housing in the community. Many of the owner-occupied homes have been upgraded and presently meet the existing Minimum Housing Code. Unfortunately, the effects of blight and neglect are acting as catalysts to deteriorate four specific residential areas of the City. It is the intent of this proposed Comprehensive Community Development Porgram to halt this trend by revitalizing and conserving these neighborhoods through improving public facilities, eliminating blighting influences, rehabilitating housing and encouraging private development for low and moderate income housing. The following identifies the program areas:

### A. Program Areas

Through our public hearings, housing conditions surveys, land use surveys, and recommendations from the Citizens Advisory Board, the following areas have been identified as neighborhoods that would benefit significantly from a Comprehensive Community Development Program:

Area 1 - Hawthorne - Madora Street

Area 2 - Hill Street - Catawba Street

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Area 1 - May Lares - Daniel Street

Area 3 - First Street - B Avenue - Noles Road - Goodson Area \*Area 4 - River Street - Community Development Area

These areas are identified on Map 1, Location Map.

\*Presently funded for Community Development Activities, and the program requests additional funds to complete public facilities only.

#### AREA 1 - PROGRAM NEEDS AND OBJECTIVES

The Hawthorne Street - Madora Street Community Development Target Area (Area #1) comprises approximately 46 acres, almost entirely in residential use. There are two commercial uses in the area, a grocery store and taxi stand on Rankin Street. The area has a high minority concentration on Hawthorne Street and a low to moderate income concentration throughout the area.

The specific community development problems which need to be addressed are:

1. Improved Water Service - Costner Street, running east off South Hawthorne, is serviced by a two inch water line which is inadequate for this area and causes low water pressure. There have been two new homes constructed on this street utilizing Farmers Home Section 515 Program for Single Family Low and Moderate Income Families. Additional homes could be constructed if the size of the water lines were increased.

In addition, two fire hydrants are needed to service the Costner area and South Hawthorne Street. There presently are no hydrants on Costner or South Hawthorne Street. With the addition of two hydrants and a 6" water line, the existing homes would have adequate fire protection and water pressure. In addition, these facilities would encourage private developers to construct new housing for low and moderate income residents.

2. Flood and Drainage Facilities - The Hawthorne Street Area is one of the highest elevations in Mount Holly and gradually drains east to the

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Catawba River. The Costner Street and Glendale Street Area is subject to periodic flooding due to the lack of adequate natural drainage and storm drains. It is proposed that storm drains be constructed to alleviate this problem on Glendale and Costner Streets running west to east on both streets. The elimination of this problem would assist in halting the spread of blight and to upgrade vacant lots that could be developed for single family residences.

In addition, the west side of South Hawthorne lacks adequate curb and gutter to handle the flow of water. The City of Mount Holly has constructed curb, gutter and sidewalks on the east side of this street and the construction of curb and gutter on the west side would assist in completing the upgrading of public facilities and would assist in encouraging redevelopment by the private sector. It is, therefore, proposed that curb and gutter be constructed from the corner of Catawba Avenue running south on the west side of South Hawthorne to the corner of Rankin Street and South Hawthorne. (See Map 2.)

3. Housing Rehabilitation and Minimum Housing Code Enforcement - There are one hundred and sixty-three (163) homes in Area #1 with approximately sixty-three (63) considered standard, by a windshield survey and a local housing conditions survey. There are twenty-three (23) homes that are dilapidated and beyond repair. Of these twenty-three (23) homes, twelve (12) are vacant. In addition, twenty-four (24) homes are in need of major repair and fifty-three (53) are in need of minor repair or winterization. (See Appendix 1 for Housing Definitions.)

The basic need of this area is to combine a comprehensive minimum housing code enforcement program with a rehabilitation grant program and a program of demolition and acquisition. In order to eliminate the effects of blight, the City of Mount Holly proposes a rehabilitation program of direct grants to owner-occupied homes in the area targeted for assistance, grants to landlords with incomes in the low-moderate income bracket, (see Low and Moderate Income Determinations, page 25), and enforcement

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of the Minimum Housing Code. Directly related to this program will be the removal of deteriorated units through direct purchase and clearance. Currently, there are twenty-three (23) dilapidated homes eligible for this activity. The property purchased by the City will be sold to residents of the neighborhood or interested parties to be used for new housing or to adjoining property owners to increase their lot sizes. (See Map 3.)

5. Relocation - The City of Mount Holly recognizes that with the clearance of twenty-three (23) housing units, of which twelve (12) are vacant, that eleven (11) families must be relocated. The City proposed that relocation benefits be paid to residents in order to guarantee they are placed in safe, sanitary and decent housing.

#### AREA 2 - PROGRAM NEEDS AND OBJECTIVES

Area #2, the Hill Street - Catawba Target Area, comprises approximately thirty-three (33) acres entirely devoted to residential use. The area has a high minority concentration in the Alexander/Lee Street Area with a dispersed black population in the remaining sections. The area also is characterized by low to moderate income residents. This neighborhood also has two apartment buildings located on Catawba and Highland Street which are relatively new and considered in standard condition, comprising 25 units. This area is approximately two blocks from the Central Business District and one block from an old, stable residential area of Mount Holly. The areas surrounding this target area have recently had an influx of younger married couples that have purchased the older, more substantial homes and remodeled them, adding stability to the neighborhood. This influence has also entered the perimeter of the target area. Area #2 has a concentration of mill housing, but also has an equal proportion of more substantial homes that are either occupied by low income families or residents on a fixed income and are not financially able to rehabilitate their homes privately.

The specific community development problems which need to be addressed are:

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1. Improved Water Service - The present water service to Area #2 is inadequate and is a main problem to conserving and revitalizing this area of Mount Holly. The existing water lines on Piedmont to Lee Street and Highland to Hill are two (2) inch lines that are old with poor flow and consequently poor water pressure. In addition, there is a need for a hydrant on the corner of Piedmont and Lee Street in order to insure adequate fire protection.

The other water deficiency is the need to improve the water service by extending a six (6) inch line from the existing hydrant at the corner of Catawba and South Lee Street to Lee Street and Piedmont Avenue. A hydrant should also be placed on the corner of Piedmont and Lee Street. A six inch line should be run from the proposed hydrant west on Piedmont Avenue to connect with the existing six inch line on Alexander. In addition, a six inch line should be extended from the corner of Hill Street down Piedmont to Highland to completely upgrade the water system. In previous years, the City has upgraded water service by installing six inch lines to the area but the side streets have remained deficient. The increased size of the water lines and hydrants will also allow the opportunity to develop new housing that fits the needs of low and moderate income families. (See Map 2.)

2. Housing Rehabilitation and Minimum Housing Code Enforcement - There are ninety-seven (97) housing units in Area #2 with approximately forty-eight (48) considered standard. Of the remaining forty-nine (49) housing units, eight (8) are considered dilapidated with forty-one (41) in need of repair or rehabilitation. The basic need of this area is to combine a comprehensive minimum housing code enforcement program with a direct grant program for rehabilitation and to initiate a demolition and acquisition program for the removal of dilapidated housing.

The qualifications for direct grants and assistance will be identical to Area #1 and will follow the Low Income Threshold Schedule as outlined in the Low and Moderate Income Determinations Section. (See Map 4.)

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The qualifications for direct grades but desired will be identical to Axes #1 and will Collow the Low Picome Physical Schools as nutlined in the Low and Judenzete Low Determinations Section. (See May 4.)

3. Relocation - The City of Mount Holly recognizes that, in order to reach the goal of stabilizing a neighborhood by eliminating blighting influences, it will be necessary to relocate residents that presently occupy dilapidated housing. The City proposes that relocation benefits be paid to guarantee area residents that they be placed in safe, sanitary and decent housing.

#### AREA 3 - PROGRAM NEEDS AND OBJECTIVES

Noles Road - First Street Target Area. This area has been combined from two separate areas that are within a close proximity to each other and have similar community development needs. Combined, the areas have approximately forty (40) acres of land and are primarily residential. The area has a high concentration of low income residents and is characterized by mill housing and more traditional housing from the 1940's and 1950's. Noles Road and Woodlawn Road have recently been widened and paved which has resulted in an improved highway and the removal of a bottleneck at the intersection of Noles and Woodlawn. The specific community development problems are as follows:

1. Housing Rehabilitation and Minimum Housing Code Enforcement - Housing rehabilitation remains the major community development need of this area and will have the greatest impact upon stabilizing the neighborhood. There are eighty-nine (89) housing units in this area with approximately thirty (30) in standard condition (based on a windshield survey and a random survey of the area residents by Community Development staff members). The remaining housing units have been ranked as fifty-six (56) in need of repair or rehabilitation and three (3) that are dilapidated and should be demolished. In terms of absolute numbers, it appears that this is a major redevelopment area but it should be noted that with the City's limited staff, there have been efforts to improve this area as well as the surrounding area which is actually part of this neighborhood, but does not appear on the target area maps. The performance map illustrates that through the City's efforts and private developers a number of dilapidated homes have been cleared and through the extension

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of municipal services, a new subdivision with twenty-three (23) homes has been constructed utilizing Farmers Home 515 Single Family Program. In addition, eight (8) 515 homes have been constructed on Woodlawn Avenue adjacent to the target area and four (4) other homes have been constructed on either vacant lots or lots where dilapidated homes formerly existed. This new construction of homes for low to moderate income residents has greatly assisted in stabilizing the area and provided a source of housing for area residents that could not afford conventional housing. The rehabilitation of the existing homes would complete the revitalization of this section of the community and concentrated minimum housing code enforcement would complete the conservation of housing stock in this neighborhood. (See Map 5.)

2. Public Facilities - This area lacks adequate curb, gutter and sidewalk. This deficiency, if corrected, could assist in alleviating drainage problems and aid in providing safe access for pedestrian traffic. The area contiguous to the target area has sidewalks that could connect with the proposed sidewalks, thereby providing an access for the target area. This added amenity would also act as an incentive to continue to revitalization of this area with new homes. (See Map 2.)

#### AREA 4 - RIVER STREET COMMUNITY DEVELOPMENT AREA

The River Street Community Development Area was funded for \$240,000 in fiscal year 1977/1978. The basis for our three year Comprehensive Program is derived from our experience in administering this program in the River Street Area. The City has been successful in meeting the intent of the program in this area and in developing program strategies to supplement the grant's monetary assistance. It was anticipated that sidewalks and curb and gutter could be completed throughout the area, but our estimates were too low and subsequently our budgeted amounts were inadequate to complete our revitalization and neighborhood conservation efforts. It is proposed that the following specific program needs be addressed:

of municipal services, a new subdivision with twenty-three [I]) notes has been essertacted ntilizing farmers have been constructed on word non Avenue in sidilition, sight (8) 515 homes have been constructed to the target are and fout (9) other homes have been constructed os eliner wound idts or lots where dissordated homes have been constructed. This new construction of homes for low to moderate income residents has greatly assisted in stabiliting the arrayand provided a source of howeing for area residents that could not afford anywhereonal housing. The translation of the extinction of the extincti

Public Pacificies - fate ages lacks adequate curb, gutter and sideals.

This deficiesty, if corrected, could agetat in alloyasing drawing fatelines and aid in providing acts access for pedestrian traffic. The rates configurate to the carget area has sidewalks that could connect with the proposed sidewalks, thereby providing as access for the target area.

This added amounty would also uct as an incentive to constant to revise that on this added area while see an incentive to constant to revise.

### AREA A - RIVER SIREP SURPRISHED DEVELOSMENT AREA

The liver Street Community Development Area was funded for \$140,000 in fincal year 1977/1978. The basis for our three year Comprehensive Ricgian is derived from our experience in adaly determing this program is the filter Street Area. The City has been successful in meeting the incent of the program in this was and in developing enorms estategins to supplement the grant's monetary auststance. It was anticipated that sidewalks and carb and putter could be considered that throughout when and our estimates were not low and subsequently our badgeted amounts very inadequals to explete our cevitalization and meighberhood conservation efforts. It is proposed that the following specific program and she indicated:

- 1. Public Works Construct an additional 6500' of curb, gutter and monolithic sidewalks on the remaining streets lacking facilities in order to reduce flooding and encourage further private development of low to moderate income housing.
- 2. Improve Water System Replace an existing 1" line that presently services eleven (11) families with a 6" line to serve the eleven (11) families and also to serve an area that has been cleared of dilapidated homes. The extension of this line 750' would provide an adequate system to redevelop vacant land for low to moderate cost housing. (See Map 2.)

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Legan Barn System - Replication of the state of the control of the

### PROGRAM DESIGN CRITERIA

The following program design criteria have been selected to address the needs of the Mount Holly Comprehensive Community Development Program:

Supports comprehensive neighborhood stabilization and/or revitalization in low and moderate income areas or conserves the housing supply for low and moderate income persons;

Supports the expansion of housing for low and moderate income persons;

Addresses a serious deficiency in a community's public facilities for the principal benefit of low and moderate income persons;

Benefits low and moderate income persons by removing slums or blighted conditions.

#### PROPOSED PROGRAM DESCRIPTION

### Project Areas - Location and Boundaries

### Area 1. Hawthorne/Madora Street Target Area - (See Map 1, Area 1)

This area is located in the southwest section of Mount Holly and covers the area on South Hawthorne Street to Rankin Avenue and west to the city limits adjacent to Webb Street and north to Catawba Street.

### Area 2. Hill Street/East Catawba Street Area - (See Map 1, Area 2)

This area is located in the east section of Mount Holly with the eastern most boundary the Catawba River. It encompasses South Lee and South Alexander Street in the east with Catawba Avenue and Central Avenue acting as the northern boundary. Highland Avenue acts as the western boundary with a small portion of the target area extending west on Catawba

### ATSUTED OURSED MAD SEE

The Following program dowing criteria have been selected to address the needs of the fount House University Downlopwert Fragrams

Supports comprehensive neighborhood stabilizaraon and/or revitalizarion in the and america income areas or cornerves the housing supply for low and moderate income persons:

Supports the expansion of bousing for low and moderate income pursons;

Addresses a sections dericted by in a community's public facilities for the principal benefit of low and moderate income persons;

Benniics low and moderate income persons by removing sland or blighted

#### PERMITS TOUCHAS DESCRIPTION

### Project Acess - Location and Boundaries.

# Area I. Hawthorns/Madora Street Target Area - (See Map L. Area L)

This greates is located in the southwest section of Mount hully and revers the area on South Hawkhorne Street to Lankin Avenue and very to the city Munica adjacent to Webb Street and north to Catawha Street.

# Area 2. Hill Street/East Galamba Street Acea - See May I. Area 2.

Inter area is located in the east accident of Mount Volly with the eastern most boundary, the datawha. River. It encompasses south Lee and South Alexander Street in the east with Catawha Avenue and Central Avenue acting as the northern boundary. Highland Avenue acts as the wastern boundary with a shall portion of the carest area extendify west on Catawha

Street. The southern boundary consists of the rear lot lines on Piedmont Avenue.

### Area 3. Noles Road/First Street Target Area - (See Map 1, Area 3)

This target area combines two areas that are in close proximity to each other and have similar needs. Both areas are located in the northwestern section of the City with Dutchman's Creek acting as the northern boundary. The first sub-area is located just west of North Main Street to the south of Noles Road. Noles Road acts as the northern boundary with Norton Road as the western boundary, Leo Drive as the eastern boundary, and the rear property lines of Cedar Drive as the southern boundary.

The other sub-area is located at the western end of Noles Road and encompasses both sides of this road from near the intersection of North Hawthorne and Noles Road to the intersection of Goodman Road. This area also encompasses 150 yards of Woodlawn Road and all of the Goodson Street area.

### Area 4. River Street Target Area - (See Map 1, Area 4)

This area is presently a Community Development Target Area and is located in the eastern section of the City and is bounded by Charlotte Avenue (Hwy. 27) to the south and encompasses Elm Avenue, Herms Avenue, Dutch Street, North Alexander, North Lee Street, River Street, and Nassau Place.

### Program Description

The proposed Three Year Comprehensive Community Development Program addresses the needs of four areas of the City that are characterized by blighted, deteriorated housing and the lack of adequate public facilities. In addition, these four target areas represent the greatest potential for the City of Mount Holly to provide adequate housing for low and moderate income

Street. The moughers boundary constate of the rest lot lines on Fielmont Aveduet

# Avenue Molary Modal - water server server to the fill of the the

Total context and a combined run or one at interest of a door proximity to said other and have gradier product for a context and the authors boundary exects on the first and based and the said of the said and the said of t

The other sub-area is located at the waters and of Sties Anad and encompasses hoth wider of this road from mele. The intersection of North
Lauthorns and Moles Road to the intersection of Goodman Road. This read
also encompasses 150 yards of Woodlawn Pood and all of the Cookern Street
area.

# there A. Mirie Edwar Integet Area - (See Mar 1, Stone 4)

Into error to missently a terminally Development Larger Ales and is Donoted in the matrices section of the City and is bounded by Charlotte Avenue (day 2)) to the section and executions at Sig Avenue, Borne Avenue, Dulch Steer, Lord Aussault Research Lag Street, Edical Street, and Messaul Place.

### Property regions

The proposed Three Year Comprehending Community Development Program addresses the meets of low steen of the City that are characterized by Wilghred, dependent fouglar, and the fack of adequate public soullistes. In addition, there into the provide area represent the greatest priential for the City of Nouet Helly to provide adequate housing for low and rederate income

residents. The four target areas comprise approximately 143 acres of land in a city that has 1884 acres. In terms of actual land use, the City has less than 100 acres of vacant land in the corporate limits and a large majority of this land is either in vacant lots or is unbuildable due to being located in flood plains from the Catawba River, Dutchman's Creek or the topography is too extreme.

This lack of adequate land imposes a barrier to even moderate size development of new housing to meet the needs of low to moderate income residents within the city limits due to the scarcity of large tracts of land that have both public facilities and services. The program and projects proposed in this Comprehensive Plan intend to address this problem through the clearance and demolition of thirty-four (34) dilapidated homes in Target Areas 1, 2, and 3 (Target Area 4 will be described in the Performance Section). It is the intent of this program to resubdivide this land, where necessary, into larger residential lots and write down the cost of the cleared land and make it available for the construction of new housing to meet the needs of low to moderate income residents. The City has rezoned the area to allow multifamily housing as well as single-family homes. It is anticipated that, through demolition and acquisition, the acquired property will allow the construction of twenty-eight (28) new single-family homes or may support forty multi-family homes on scattered sites.

The acquisition and demolition of these properties will also eliminate a blighting influence from the community and through the use of relocation benefits will allow the area residents to relocate into safe, sanitary and decent housing. Twenty-two (22) families will benefit from this relocation.

The City proposes that 174 homes be provided with direct grants for rehabilitation or winterization. Through a survey of the areas, it was found that a large number of homes needed rehabilitation, but also homes that would be considered standard or meeting the minimum housing code lacked adequate winterization. It is proposed that those residents with homes that are standard and meet the minimum income levels adopted by this program (see page 26, Income Levels) be allowed to participate in this program by providing

residented the four termes areas competed approximately is access of land in a city that has less in them 100 acres of years in the compete interest and a large majority of this land is acres of years in years lots or is ambut dobie due to being located in flood plains from the Carayha River, Outchman's free or the coronarably in the coronarate.

This fact of idequate land imposes a barrier to even moderate also development of new horsing to meet the needs of low to moderate income residents within the city limits due to the nearwity of large traces of land that bave both nublic facilities and sarvices. The present and projects propused in this Convenentative lian intend to address this problem through the clearance and demolition of thirty-toot (II) dilapidated homes in Target Aresi I, 2, and 3 (Target Area a will be described in the Performance Section). It is the intent of this program to resubdiring this land, where necessary, then larger residential lets and write down the cost of the cleared land and make it available for the construction of new housing to meet the needs of low to moderate income residents. The City has resented the area to allow wultiliamely housing as well as alogic-family house. It is inticipated that, through demolition and acquisition, the acquired property will allow the construction of twenty-eight (28) new starde-family houses or may support forcy multi-family houses or may support forcy multi-family houses or may support forcy multi-family houses or may support forcy multi-family

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adequate insulation, storm doors and windows, caulking, and additional work to properly winterize their homes and by making the homes more energy efficient. The residents may then reduce their monthly energy bills, improving their living conditions and expanding their net income.

The installation of curb, gutter, sidewalks, storm sewers, and improving existing water service is directed specifically to improving existing neighborhoods and expanding these public facilities to areas of these target areas that are presently not serviced or inadequately serviced, therefore making them undesirable for new housing. The installation of these facilities would assist in the redevelopment of vacant property and permit the construction of new housing for low to moderate income residents.

The last major element of this program is to expand the City's Minimum Housing Code Enforcement Program. It is proposed that a concentrated Minimum Housing Code Enforcement Program be conducted in the defined Community Development Target Areas.

The code enforcement program will focus on those homes identified through a land use survey, conducted by the North Carolina Department of Natural Resources and Community Development, to be substandard and in need of repair or dilapidated and in need of clearance. An individual inspection and work write-up will be made of the 174 homes identified as in need of assistance or code enforcement. Compliance with the minimum housing code will be the basis for a comprehensive program to meet the goals and objectives of the Community Development Program.

Through the combined use of clearance, rehabilitation, improved public facilities and code enforcement, it is the intent of the program to stabilize and revitalize existing neighborhoods through conservation of existing housing stock and supplement this effort with new construction of low to moderate income housing.

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The last major Planess of this program is to expend the City's Minimus.

Housing Code Entrancement Program is to proposed that a concentrated Minimus Manazon Code Entrancement Program to conducted in the Cation Community Develop-ment Parast Arms.

The code enforcement program will income no those homes limited through a land use survey, conducted by the Worth Co ciling Department of Satural Personnes and Compunity Development, to be substandard and to meet of repoir or dilapidated and in meet or repoir or dilapidated and in meet or the 1/4 homes identified at in meet of sectorance or code enforcement. Compliance with the minimum code will be the banks for a comprehensive program to meet the goals and objectives of the Community Development Program to meet the goals and objectives of the

Through the conditions of clearance, relabilitation, induced public facilities and code intersection. It is the intense of the profess to stabilize and revisable entenses of the profess of extellar bounders and revisable entenses of the construction of the construct

## Summary of Program Description

Proposed activities for all four target areas will consist of:

- 1. Rehabilitation of 174 substandard housing units.
- 2. Acquisition and clearance of 34 dilapidated housing units.
- 3. Relocation
  - a. 9 homeowners
  - b. 16 tenants
- 4. Disposition of Acquired Property to low and moderate income persons.
- 5. Public Facilities:

Area 1	Area 2
2000' 6" Water Lines & Hydrants	2000' 6" Water Lines & Hydrants
2000' Storm Sewers	6000' Curb, Gutter, Sidewalk
1800' L.F. Curb & Gutter	

Area 3	Area 4
4000' Curb, Gutter, Sidewalk	6500' Curb, Gutter, Sidewalk
	750' 6" Water Lines & Hydrants

# South of Program Internal Links

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- Angulation and or every of the fill and dried bounding uffice
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  - 5. Fublic Testlivies.

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750' 5" Maray Lines & Hydrence

### IMPACT OF PROPOSED ACTIVITIES

The following is expected impact of each program activity as it relates to the stated Design Criteria.

Supports comprehensive neighborhood stabilization and/or revitalization in low and moderate income areas or conserves the housing supply for low and moderate income persons.

#### IMPACT

### Target Area 1

Within this target area, there are several existing and proposed community facilities that have a positive influence on the overall neighborhood environment.

- 1. Mount Holly Junior High is located directly adjacent to the target area on Catawba Avenue and offers both educational and recreational outlets.
- 2. Ida Rankin Elementary School is also located directly adjacent to the target area and also offers educational, recreation, and open space.

  Both schools comprise approximately forty (40) acres.
- 3. The old Rawlins School site is presently optioned by the newly formed Mount Holly Housing Authority and an application for thirty-four (34) units of family housing has been applied for utilizing Section 8 funds through the Farmers Home Administration. Site approval is expected by June 1, 1978 by Farmers Home. This project is expected to assist in stabilizing the neighborhood. (See Appendix 2 Site Plan.)
- 4. The target area is located directly between two stable residential areas.

  The major impact of this program would remove a blighting influence on the entire section of the City and assist in stabilizing the area.

## DEPART OF TWO PURSUES ACTIVITIES

The following in assected impact of sach program softwitz as it relates to: the stated benign Oriteria.

Surports comprehensive neighborhood scabiliteries and/or revitalization:
in law and moderate income areas or conserves the housing sumply for
low and coderate income persons.

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## Target Ares 1

Within this target mes, riers are several existing and proposed community facilities that have a posttive influence on the overall neighborhood environment.

- 1. Hours Holly funder High is increased directly adjacent to the target area on tatters and orders both educational and recreational outlate.
  - 2. Ids Rapkin Elementary School is also located directly adjacent to the target area and also offers educational, recreation, and open space.

    Moth schools comprise approximately forty (40) acres.
- 3. The old Hawlins School site is presently optioned by the newly formed Mount Wolly Housing Authority and an application for thirty-four (34). Units of family nousless here applied for utilizing Section 8 funds through the Parmets Home Administration. Site approval is experted by June 1, 1978 by Patmers Home. This project is expected to assist in stabilizing the netgibologid. (see Aupordix 1 Site Plan.)
- 4. The target ares to located threetly between two stable residential areas
  The major impact of this program would remove a plighting influence on
  the entire section of the City and sustant in section the area.

5. The area is located within two blocks of the Central Business District and through revitalization it would conserve a neighborhood for low and moderate income residents that would be within easy access of the City's main services.

## Target Area 2

- 1. In close proximity to this target area there has been significant private rehabilitation and development of diversified housing units that would have a positive impact upon the target area. The surrounding neighborhoods represent one of the oldest residential areas in the City and is presently in a transition period with a large number of elderly residents and an influx of young married couples purchasing the older homes. The young married couples are generally employed in the Charlotte or Gastonia metropolitan area and moving into Mount Holly as a matter of preference. This influx has aided in stabilizing this contiguous area.
- 2. The proposed activities would aid our target area in stabilizing and revitalizing this section of the community through preserving existing housing stock and making available public facilities to act as an incentive to privately develop vacant land that lacks adequate facilities.
- 3. This target area is only one block from Main Street and the Central Business District and the location is a positive benefit to aid the stabilization and revitalization of this area.

## Target Area 3

Within this area are several significant factors that have had a positive influence on the overall neighborhood environment.

1. A dilapidated mobile home park was condemned and consequently the City purchased the property to be developed as a neighborhood park.

5. The acus is incared within the blocks of the Control Housess District and Coronels rayinglians it would posserve a neighborhood for low and moderate income tendents that could be within any access of the City's said access of the City's said access of the City's said access of the City's

## Links Segunt

- In close providing to this target area there out been significant privalor cohecilitation and development of diversified housing whice that
  would have a positive impact upon the target area. The surrounding
  neighborizons contineed one to the almost residential areas in the City
  and is presently in a translation ported with a latte number of elderly
  residents and an iotics of vacas married scapies parchasing the place
  bones. The grang navited scapies in isserally employed in the Unitlotte of Gaston's metropolites are said noting into the Unity as a
  matter of preference. This inclus has added in stabilitating this capitgrangs area.
- - 3: This target ston is only one line from Main Franch and the Genterl Business Discriber and the longidon is a positive benefit to ald the stabilization and revolutionaries of this area.

# Torget Arra

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1. A dilapridated mounts home park was condemned and donesquenty the City purchased the property to be developed as a neighborhood park.

- 2. Eight new homes were constructed utilizing Farmers Home Section 515

  Program for low to moderate income families.
- 3. The activities proposed would continue this revitalization effort by clearance of dilapidated structures and land resold for new low to moderate income housing. The rehabilitation of the existing structures would also act as incentive for continued revitalization.

### Area 4

- 1. The proposed limited public facilities would assist in completing our first year goals under the Community Development Grant funded in fiscal year 1977/78.
- 2. The major impact of these activities would be to continue the present revitalization efforts that are now in progress.
- 3. The public facilities expansion would directly benefit eleven (11) families without adequate water service and would expand facilities to assist in developing new low and moderate income housing.

Supports the expansion of housing for low and moderate income persons.

### IMPACT

### Areas 1, 2, 3, 4

1. The total housing assistance needs for the City of Mount Holly, as outlined in Table II of the adopted Housing Assistance Plan (1977), is 257 units of housing principally for low and moderate income persons. The principal hurdle to meeting these assisted needs is the lack of land with available municipal services. This goal may in part be accomplished by offering certain incentives to clients and developers. This is proposed through the improvement of public facilities: i.e., water service, curb,

- 2. Eight now homes were constructed utilizing larmars Hors Section 115
- Character of diagradered scauceares and result in new low to the constant of the moderate of the constant of t

## Aren 6

- 1. The proposed limited modic facilitains would assist in Completing out
  first year quale count the Community Development Front funded in fiscal
  year 1977/75.
  - 2. The major ispine of these securities, would be to continue the present
- 3. The public facilities expension would directly benefit eleven (II)

  families without adequate water nervice and would event facilities to

  sawist in developing new low and moderate lungue housing.

Supports the expuest of country for low and moderate income persons.

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outies of housing principally for low and moderate income persons. The
principal hursile to meeting these assisted needs is the lack of land with
available mountipal services. This goal may in part be accomplished by
offering centain incomitives to dispute and devalupers. This is proposed
encough the improvement of mublic incilities: i.e., water service, cutb.

gutter, sidewalks, clearance of dilapidated structures and housing rehabilitation.

Most of the new housing starts for low and moderate income persons in Mount Holly have resulted due to the City's efforts to extend or improve public facilities, condemnation of dilapidated housing, clearance and rehabilitation of housing units in Community Development target areas. It is proposed that, through acquisition and relocation payments, target area residents would be eligible to qualify for home loans.

The City of Mount Holly will relocate three families in this current fiscal year in the River Street Target Area, and all three families have expressed a desire to build new housing in the area. In our proposed Three Year Comprehensive Program, it is proposed that twenty-two families be relocated and, based upon estimates of surrounding communities that have more experience in relocation, it is not unrealistic to anticipate thirteen (13) would become homeowners. The City will make every effort to relocate these residents within the existing target area in standard or new homes for low to moderate income levels.

Addresses a serious deficiency in a community's public facilities for the principal benefit of low and moderate income residents.

IMPACT

## Target Areas 1, 2, 3, 4

The stabilization, conservation, and revitalization of the proposed target areas have been seriously impaired by the lack of adequate public facilities.

#### Area 1

The water service in this area is inadequate with 1" and 2" lines

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Means of the new houses to starts for and modernic income persons in the start of t

The City of Mean in the River Street Tapper Area, and all the contract expressed a dealer to be bonalay in the area. In our proposed expressed a dealer to beside the bonalay in the area. In our proposed Three Year Companies broggen, it is supposed and beenty-too Smallins be relocated and bonalay open earliests of surposed and beenty-too Smallins be relocated and bonalay open earliests of surposed and beenty-too Smallins to anticopate the content of the surposed and area of surposed and the content of the surposed and area of surposed and the content of the surposed and area of the content of the surposed and area of the content of the surposed and area of the surposed of the surposed and area of the surposed and area of the surposed of the surposed and area of

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Targer Areas 1, 2, 3, 5

The stabilization, observation, and revitable of the proposed fattless are been seriously imprired by the lock of attaining public fattless.

LessA

The water service in this area is inadequate with 1" and 2" lines

serving side streets off South Hawthorne Street resulting in low water pressure, poor fire protection due to low pressure and lack of fire hydrants within 500' of homes. This deficiency also has impaired the expansion of low to moderate income housing on vacant property due to inadequate service. The area also is prone to flooding due to the lack adequate natural or municipal drainage. The area also lacks curb and gutter which would aid in alleviating drainage problems.

It is proposed in this area that water service be upgraded with 6" lines and hydrants be installed within 500' of residential areas presently not served by hydrants. In addition, it is proposed that storm sewers be installed to alleviate the present flooding problems. The installation of curb and gutter would be directly related to the installation of storm sewers and assist in improving drainage problems. The impact of these facilities would be lower fire insurance rates, incentives to redevelop vacant land for new housing for low to moderate income residents, remove the hazardous conditions of standing water caused by flooding, and an improved neighborhood environment.

#### Area 2

Area 2 experiences similar deficiencies in public facilities with the exception of flooding. The water lines presently are 2" lines that are old and the flow is impeded by sediment buildup. The result is low pressure and additional tap-ons cannot be made if the vacant property were developed for housing. The area also lacks adequate fire hydrant service which is hazardous for fire protection as well as causing higher fire insurance rates. In addition, the area is within one block of the Central Business District and there aren't any connecting sidewalks or curb and gutter. To provide these facilities would aid in alleviating water service problems that have been compounded in recent years by a water shortage in dry months, by providing an adequate water supply, adequate fire hydrants for fire protection and providing access to the Central Business District through construction of sidewalks and curb and gutter. The construction of curb and gutter would also assist in alleviating drainage problems as the run off would be directed to

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If is proposed in row ores that water is approved to approve the presents of these and bydreats in the instance of the control of the control

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Area 2 absorbance statler delications in position to interest the second and are all assembly are 2" lines that are all assembly are 2" lines that are all assembly are the flow freezest to the value of the result to the present to the result to the result to the result to the result to the area of the second to the second

existing spillways for drainage.

### Area 3

Target Area 3's major deficiency is the lack of curb, gutter and sidewalk. The installation of curb and gutter would benefit the area in two ways. The first, it would improve drainage of run-off waters. The area is composed of rather steep hills with primary run-off being caught in open ditches and diverted to a small creek that runs into Dutchman's Creek. The proposed curb and gutter would assist in containing this run-off and directing it to the spillway. The second impact this installation would have is to provide adequate sidewalks, curb and gutter, that could be tied in with the existing sidewalk system on Norton Road. This would provide access to pedestrian traffic in the target area and would also assist the area in providing incentives for private development.

### Area 4

There are two major deficiencies in public facilities in this target area. The first is there is a 1" water line serving eleven families on a dead end street. The water pressure is extremely low and no hydrant is near this area. It is proposed that 750' of 6" pipe be extended to this area with a hydrant. This would alleviate the problem and also provide service to an area that is vacant and could be developed for low and moderate income housing. The installation of curb, gutter and sidewalks is a continuation of this target area's present program of installing these facilities throughout the target area. Contracts have presently been let for 1800 linear feet of curb and gutter and sidewalks for this area and it is proposed that additional assistance be granted to complete the program. This activity would also assist in improving drainage and act as an additional incentive to develop low to moderate cost housing in this area.

Benefits low and moderate income persons by removing slums or blighted conditions:

extending quilliance for draining.

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Target Mr. a 3's dajor deficiency is the lack of out, gatter and aldevalk. The installation of much and gutter would benefit the area is two ways. The target at the model of two-off waters. The area is composed of target steep hills with primary run-off being caught in open bitches and directed to a small creak that runs into Dutchman's Greek. The proposed curb and gutter would scalar to containing this run-off and directing it to the spillway. The second issue this installation would have it to provide adaquets nidevalls, and and gutter, that could be tied in vitu the existing states of an area on Norten Road. This would provide access to posterrian states in the target area and would also assist the area in providing locentives for private davelepment.

## Area A

There are two major delicieries to positic (acilities to this terret area for first is there is a 1" water time earwing eleves families on a dead end street. The voter presents is extremely low and no hydrant is mear this area. It is proposed that 150° of 5" pipe he anisoded to this area with a hydrant: This would alleriate the problem and also provide mervice to an area that is verificated and electric low and moderate income housing. The inciseing terms and could be developed for low and moderate income housing. The inciseing present present program of installing these thoughout the target area because the present presently have let for 1800 itseet feet of two and gurrer and contracts have presently have let for 1800 itseet feet of two and gurrer and standard to complete the program. This antivity would also seeded to increase the drainage and act as an anditional intensive to develop low to moderate cost housing in this area.

Benefits les sad moderate income persons by resoving since or hilphied condi-

#### IMPACT

## Target Areas 1, 2, 3

It is the specific intent of this program to provide the opportunity for the residents of these target areas to better themselves, their community, and their living conditions through removing slum or blighting influences via the implementation of a Comprehensive Community Development Program, e.g. Concentrated Minimum Housing Code Enforcement, Housing Rehabilitation Grants, Relocation Benefits, and Improved Public Facilities. In addition, those residents that are relocated will have the opportunity to purchase property within the area once the necessary amenities are completed.

Through this approach to Community Development, it is intended to utilize the program to stabilize and conserve the existing housing stock, eliminate blighting influences and create an environment suitable for revitalization utilizing the private sector.

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It is the epactive intent of this program to provide the properties, where community, the residents of shows terme accent to better therefore, where community, and their living conditions thereon themsen alarmed billy for solid maces win the implementation of a Comprehensive Community Description Single of Section Community Description Single of Section Community Description Single of Section Community Description Community Community of Section Community, Description Community, Community of Section Community Community of Section Community C

Through this approach to Community Davelonment, it is inverted to utillike the program to stabilize and conserve the existing housing morely, elimiunter blighting influences and create an environment suitable for revicalization
utilizing the private sector.

### BENEFITS TO LOW AND MODERATE INCOME PERSONS

Activities described in the previous sections will directly benefit 22 families (or approximately 71 persons) of low and moderate income through the acquisition, demolition and relocation process. Families will be entitled to benefits provided under the Uniform Relocation Act which will ensure their relocating into decent, safe and sanitary housing.

Rehabilitation of 174 housing units will benefit approximately 564 low and moderate income persons through utilization of rehabilitation grants to bring the home up to the City Minimum Housing Code.

The installation of the proposed public facilities will directly benefit all the residents of the four target areas which is 413 households comprising approximately 1338 persons. The benefits of these facilities would eliminate flooding, remove areas of standing water, insure proper drainage, provide safe access areas for children and adults, and provide incentives for the private sector to develop new housing in the existing neighborhoods.

The overall effect of this program proposal would benefit the entire City by eliminating slums and blight and by stabilizing four major residential areas of the community.

The acquisition, demolition and clearance of 34 housing units that are dilapidated will assist in redeveloping the property for new homes and correct poorly platted lots with narrow lots and inadequate yard space through resubdivision of the land. When this activity is coupled with relocation assistance, it will reduce a major concentration and density problem within the community.

### Low and Moderate Income Determinations

In determining the Lower Income Thresholds for eligibility of residents to participate in the proposed Community Development Program and to develop

# THE BELLE IN THE WAR TAKE THE STREET

Activities described in the provious sections will intently benefit 22 families for approximately it persons of low and mederate income through the acquisition, demonstrates and relocation process. The liter will be recipied to benefits provided under the Delication and and which will ensure their tests to be entired to be entire the process of the case to be a secure o

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# Low and Moderato Income Decorated Lore

In determining the Loyer Income Thresholds for eligibility of real dent to purchase to the proposed Community Dawylopment Program and to develop

local supporting data, the following Department of Housing and Urban Development definition of a "lower income family" and schedule of income limitations was used:

A lower income family is a family "whose income does not exceed eighty percent (80%) of the median family income of Gaston County as determined by the Secretary of H.U.D. with adjustments for smaller or larger families."

The following scale based upon the above definition and obtained from H.U.D. was used to determine which families qualify for grant assistance:

NO.	OF	PERSONS	IN	HOUSEHOLD		LOWER	INCOME	THRESHOLD	
	1	person				\$	9,310	.00	
	2	people				\$	310,640	.00	
	3	people				\$	311,970	.00	
	4	people				\$	313,300	.00	
	5	people				\$	314,131	.00	
	6	people				\$	314,963	.00	
	7	people				\$	315,794	.00	
	8	or more				\$	316,625	.00	

The metropolitan low income families limits for the Charlotte-Gastonia areas as furnished by H.U.D. is \$16,625 adjusted by 80% to \$13,300. These limits will be the basis for the City of Mount Holly's determinations.

A sample survey was taken in Areas 1, 2, and 3 to determine the percent of low income residents that would benefit from the proposed Community Development Program. Area 4 was excluded because this area is presently a Community Development Target Area and all necessary documentation is on file in the 1977/78 pre-application and final application at the Area H.U.D. office.

The survey conducted requested the participant to give the size of the family and to indicate if their income was above the income limits for their family size. In Area 1, 60 homes were surveyed of the 140 housing units in

local amporting data, the rollowing Department to Armety and Develope Land Develope La

A lawer income camily is a family "names income dans not capably parcent (2003) of the mudian family income of descon deuncy as descripted by the Secretary of U.U.D. with adjustments for sculler or larger lamilies."

The following souls been upon the above definition and obtained trom H.U.D. was used to desermine which fortilles quality for grant analysistence:

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The accrepalizan low increas ignilies limits for the Charlotte-Enstands and a furnished by H.VID. is \$15,615 adjusted by 807 to \$13,300. Tusts limits will be in beels for the Cate of Mount lelly's determinacions.

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The survey conducted requested the participant to give the size of the family and to indicate if their throne was converted the income limits for their family size. In Acad 1, 50 homes were surveyed of the 10 country units to

the area. Of the sixty participants surveyed, all responded that their income was below the median adjusted income for their family size. This sample survey covered approximately 43% of the total area. In Area 2, the results were identical in that all respondents indicated their income levels were below the median for their family size. A 14% sample was taken of the 89 families residing in this target area. In Area 3, a 15% sample survey was taken of 86 occupied housing units and the results were identical to Areas 1 and 2.

Given the entire proposed project area designated as low to moderate income based on the survey results, it is concluded that, with minor deviation, the entire 315 families in the three target areas would be considered low and moderate income and would benefit from the proposed Community Development Activities.

"Mean area. Of the sixty participants surveyed, all responded that their incom"sak helow they seation adjusted locating that findly area. This exacts mur"vey codered approximately with of the total size. In area is, the results were
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occupied housing water and the results were blenking to drive I and I.

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### COST INFORMATION

#### PROPOSED THREE YEAR INCREMENT

1978-1979	FIRST YEAR .	•	•	٠	•	•	•	•	•	٠	•	•	•	•	•	•	•	•	•		•	<u>\$</u>	962,300
1979-1980	SECOND YEAR.	•	•	•	•	•	•		•	•	•	•	•	•	٠	•	•	•	٠	•	•	.\$	808,300
1980-1981	THIRD YEAR .	٠	•	•	•	•	•	•	•	•	•	•	•	٠	٠	•	٠	•	•			.\$	732,100
TOTAL PROGR	AM COST			•.	•	•	•	•	•	•	•	•	•	•		•	•		•	•	•	\$2	,502,700

Source of Funding: U. S. Department of Housing and Urban Development's

Small Cities Metropolitan Discretionary Program,

Comprehensive Three Year Grant.

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## ROLL DAMAGE LAND

### THE STREET WAS TERRET THEORIGINA

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										50	HARY .		1979-1980
													1851-0861
							4					NA COST	TOTAL PROCE

Source of Funding: U. S. Department of Housing and Urban Development's Small Cities Metropolitan Discretionary Program, Comprehensive Three Year Grant.

# FIRST YEAR

PROGRAM ACTIVITY	ESTIMATED COST OF ACTIVITY
Acquisition of Real Property	
Purchase of Real Property - 23 units @ \$7500.00	\$172,500.00
Appraisals	10,000.00
Title Search	5,000.00
Deed, Condemnation, Miscellaneous	4,000.00
TOTAL	\$191,500.00
Clearance and Demolition	
23 Structures @ \$600.00	\$ 13,800.00
Capping Utilities, etc.	1,500.00
TOTAL	\$ 15,300.00
Rehabilitation Grants	*
50 Housing Units @ \$7500.00	\$375,000.00
Relocation Benefits	
2 Homeowners @ \$15,000.00	\$ 30,000.00
9 Tenants @ \$4,000.00	36,000.00
TOTAL	\$ 66,000.00
Public Works	
Water Improvements - 2750' - 6" lines & hydrants	\$ 39,000.00
Storm Sewers - 2000'	52,000.00
Curb and Gutter - 1800 Linear Feet	21,000.00
Curb and Gutter - Monolithic Sidewalk	97,500.00
TOTAL	\$209,500.00
	0.75.000.00
Planning and Management Development	\$ 5,000.00
Administration	75,000.00
Contingencies	25,000.00
TOTAL ESTIMATED COSTS	\$962,300.00

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PROGRESS AGREETING
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50 Wansimb Dairt 8 9750N.00
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2 Homeowiers 5 515,000.00
9 Tanante 8 81,000.00
Public Works
Water Improvements - 2750' - 6" lines h hydrants
Carb And Carrier - Manos Ithic Sidewalk
Finnesia and Management Development
Administration modulation
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# SECOND YEAR

PROGRAM ACTIVITY	ESTIMATED COST OF ACTIVITY
Acquisition of Real Property	
Purchase of Property - 8 units @ \$7500.00	\$ 60,000.00
Appraisals	4,000.00
Title Search	2,000.00
Deeds, Condemnation, Miscellaneous	1,500.00
TOTAL	\$ 67,000.00
Clearance and Demolition	
8 Structures @ \$600.00	\$ 4,800.00
Capping Utilities, Etc.	500.00
TOTAL	\$ 5,300.00
Rehabilitation Grants	
58 @ \$7500.00	\$435,000.00
Relocation Payments	
4 Homeowners @ \$15,000.00	\$ 60,000.00
4 Tenants @ \$4,000.00	16,000.00
TOTAL	\$ 76,000.00
Public Works	
Water Improvements - 2000' - 6" lines & hydrants	\$ 30,000.00
Curb, Gutter & Monolithic Sidewalk - 6000 linear feet	90,000.00
TOTAL	\$120,000.00
Planning and Management Development	\$ 5,000.00
Administration	\$ 75,000.00
Contingencies	\$ 25,000.00
TOTAL ESTIMATED COSTS	\$808,300.00

PROCENAL SCIENTER - STIVITES MARCONS
Acquisition of Real Property
Purchase of Property - 8 units @ \$7500.00
Appraisals
v Title Search
Clearance and Denoittion
A Tenants 2 \$4,000.00
Water Improvements - 2000' - 6" lines's hydraria-
TATOT
Planning and Menagement Development

# THIRD YEAR

PROGRAM ACTIVITY	ESTIMATED COST OF ACTIVITY
Acquisition of Real Property	
Purchase of Property - 3 units @ \$7500.00	\$ 22,500.00
Appraisals	1,400.00
Title Search	650.00
Deed, Condemnation, Miscellaneous	550.00
TOTAL	\$ 25,100.00
Clearance and Demolition	
3 Structures @ \$600.00	\$ 1,800.00
Capping Utilities	200.00
TOTAL	\$ 2,000.00
Rehabilitation Grants	
66 @ \$7500.00	\$495,000.00
Relocation Payments	
3 Homeowners @ \$15,000.00	\$ 45,000.00
Public Works	
Curb, Gutter and Monolithic Sidewalk - 4000 linear feet	\$ 60,000.00
Planning and Management Development	\$ 5,000.00
Administration	\$ 75,000.00
Contingencies	\$ 25,000.00
TOTAL ESTIMATED COSTS	\$732,100.00

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	Acquisettion of Real Preparty
	Purchase of Property - 1 units 0 17500.00
	Trible Source,
	Deed, Condemnation, Ministianeous
00.005	
	Kalogapton Payments.
	Public Works
8 75,000,00	

#### APPENDIX 1

#### HOUSING DEFINITIONS

In determining housing conditions and the number of units that would require assistance for rehabilitation or winterization, we modified the standard definitions generally employed when determining the status of the unit as either standard, eligible for rehabilitation or dilapidated. The following classifications were used.

- 1. Standard Structure has only slight visible defects that could normally be corrected during the course of regular maintenance. These units also meet the Minimum Housing Code in terms of electrical, plumbing, heating, and structural conditions. This was determined by surveying the housing units that appeared in standard conditions from a windshield survey. All newer construction (last ten years) was assumed to meet minimum housing codes. In addition, a large number of homes have been remodeled in recent years and inspection records were available for plumbing, heating, and electrical. These were reviewed in order to make accurate estimates.
- 2. Housing Units Targeted for Rehabilitation This category consists of two types of housing units -- those that need more than minor repair work and those that appear in standard condition but need winterization. Based on experience with the River Street Community Development Area, it is estimated that an average of all the housing units should be approximately \$1500.00 each to bring the home up to Minimum Housing Code Standards. In addition, the winterization program will provide insulation, storm doors and windows, roof vents, caulking, repair structural defects that may affect the energy efficiency of the home and underpinning, if necessary. The winterization program will also assist in repairing or replacing the heating system to insure adequate heating.

## S. P. FILM MALL

## SHOUTHAND DEFENDED INTERNE

In determining boughty conditions and the number of sairs that would require assistance for rehabilitation or winterdauling, we modified the standard definitions generally amployed when decermining the status of the unit as either standard, sligible for remabilitation or dilapidated. The following classifications were used.

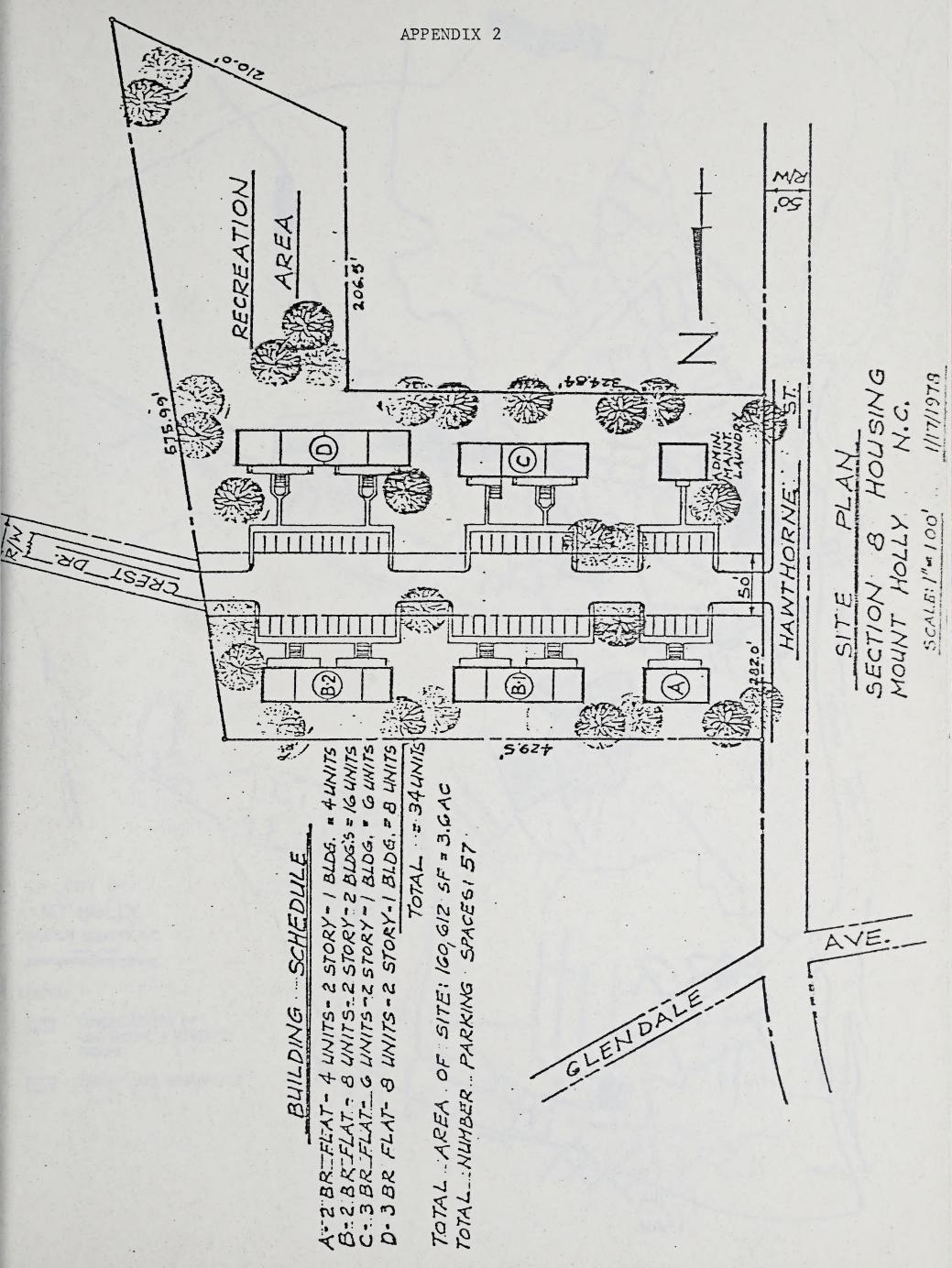
- 1. Standard Structure was only alight visible defects that could normally be corrected during the course of regular maintenance. These units also meet the Minimum Housing Code in terms of electrical, plumbing, heating, and attuctural conditions. This was determined by surveying the housing units that appeared in electrical by surveywhindshield survey. All never construction (lest ten years), was assumed to meet electron bousing codes. In addition, a large, number of house have been remodeled in recent years and inspection records were available for plumbing, hearing, and electrical. These were reviewed in order to make necurars estimates.
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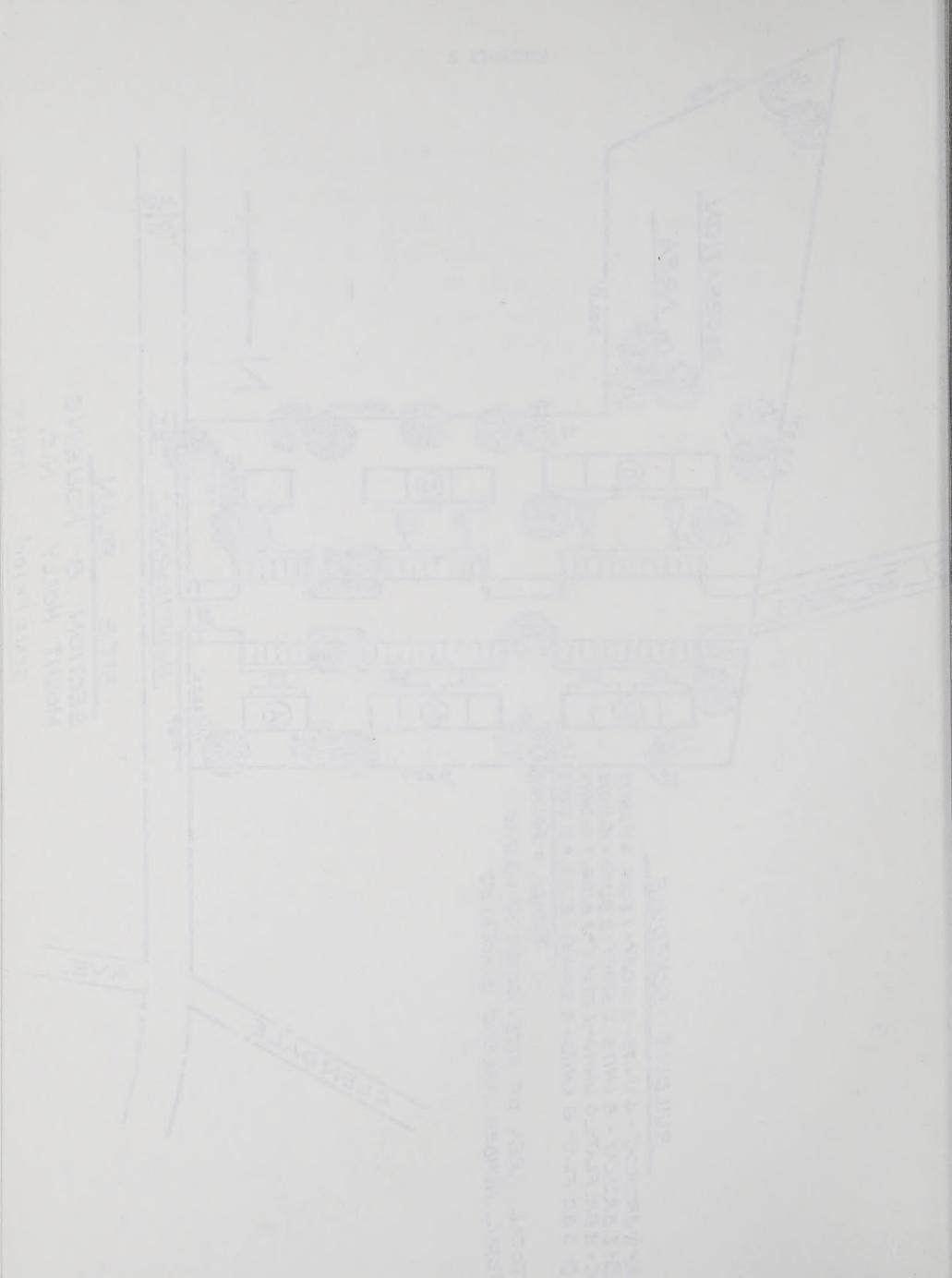
3. <u>Dilapidated</u> - Structures that do not provide safe and adequate shelter and in their present condition endanger the health, safety or well-being of the occupants. Defects are either so critical or so widespread that the structure should be rebuilt or torn down. Examples are: holes or open cracks; rotten or loose material (siding, shingles, bricks, concrete, tile, etc.) over a large area of the foundation; sagging floors, walls, or roof; and extensive damage by storms, fire, floods, and so forth.

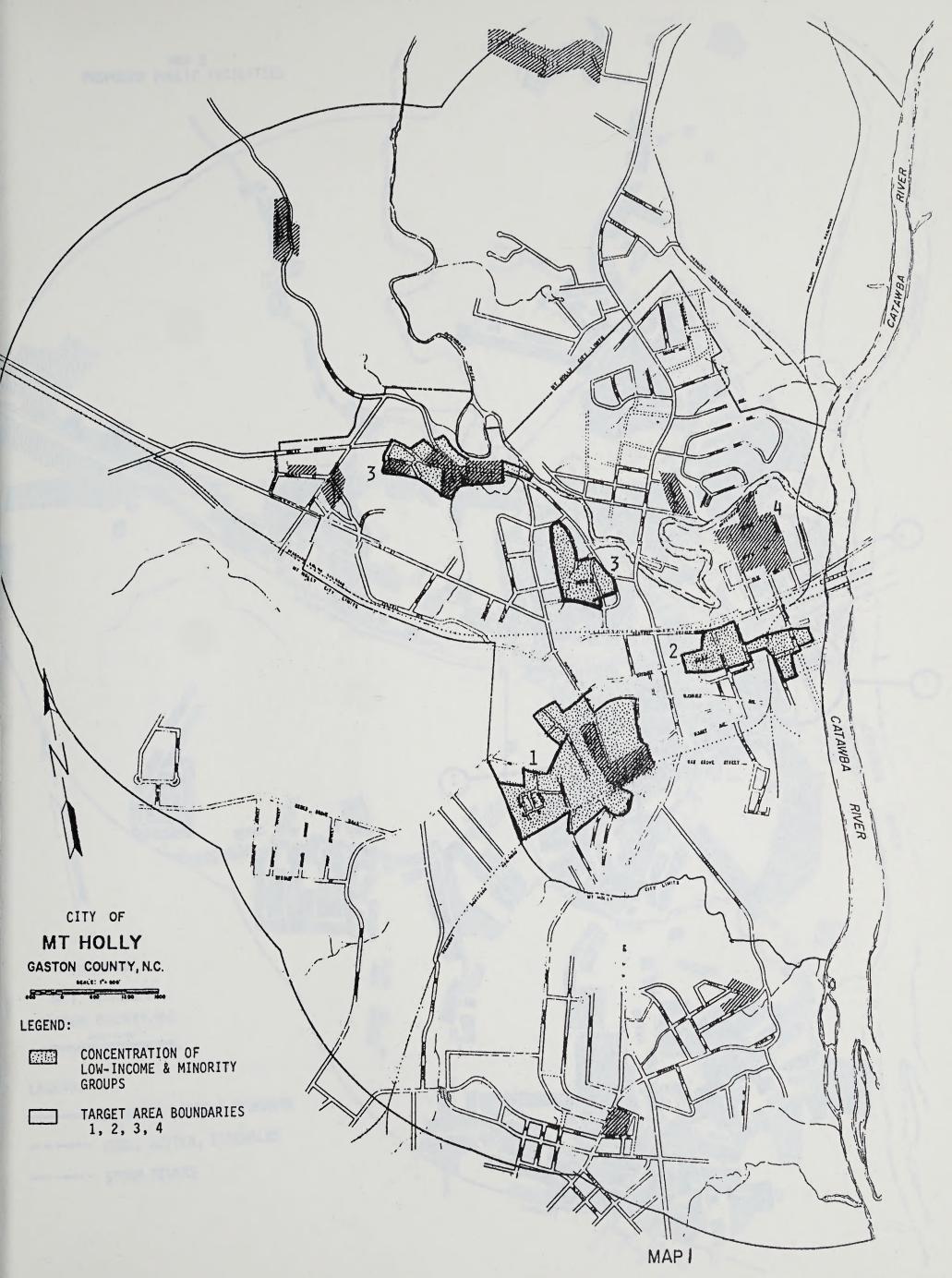
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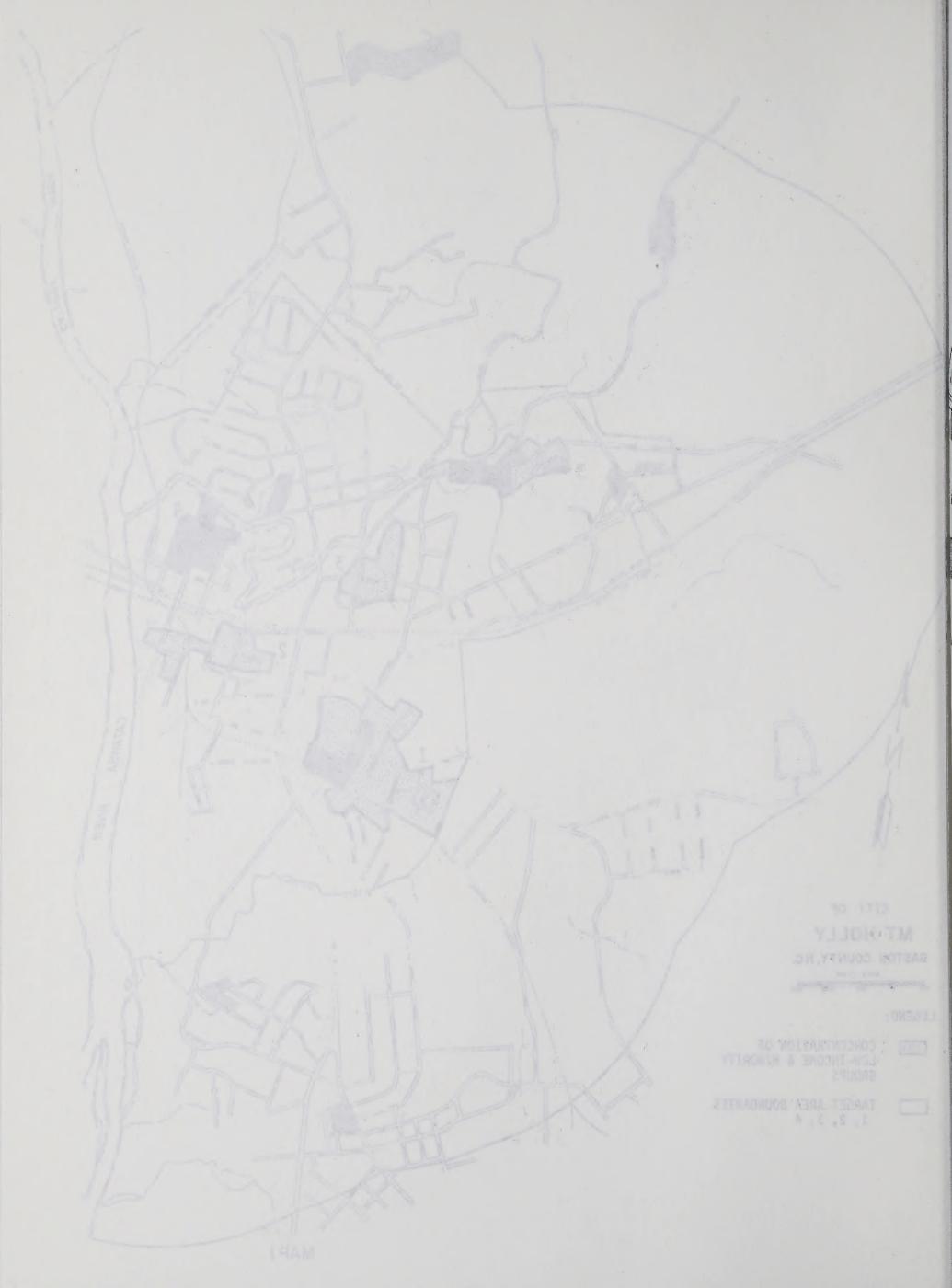
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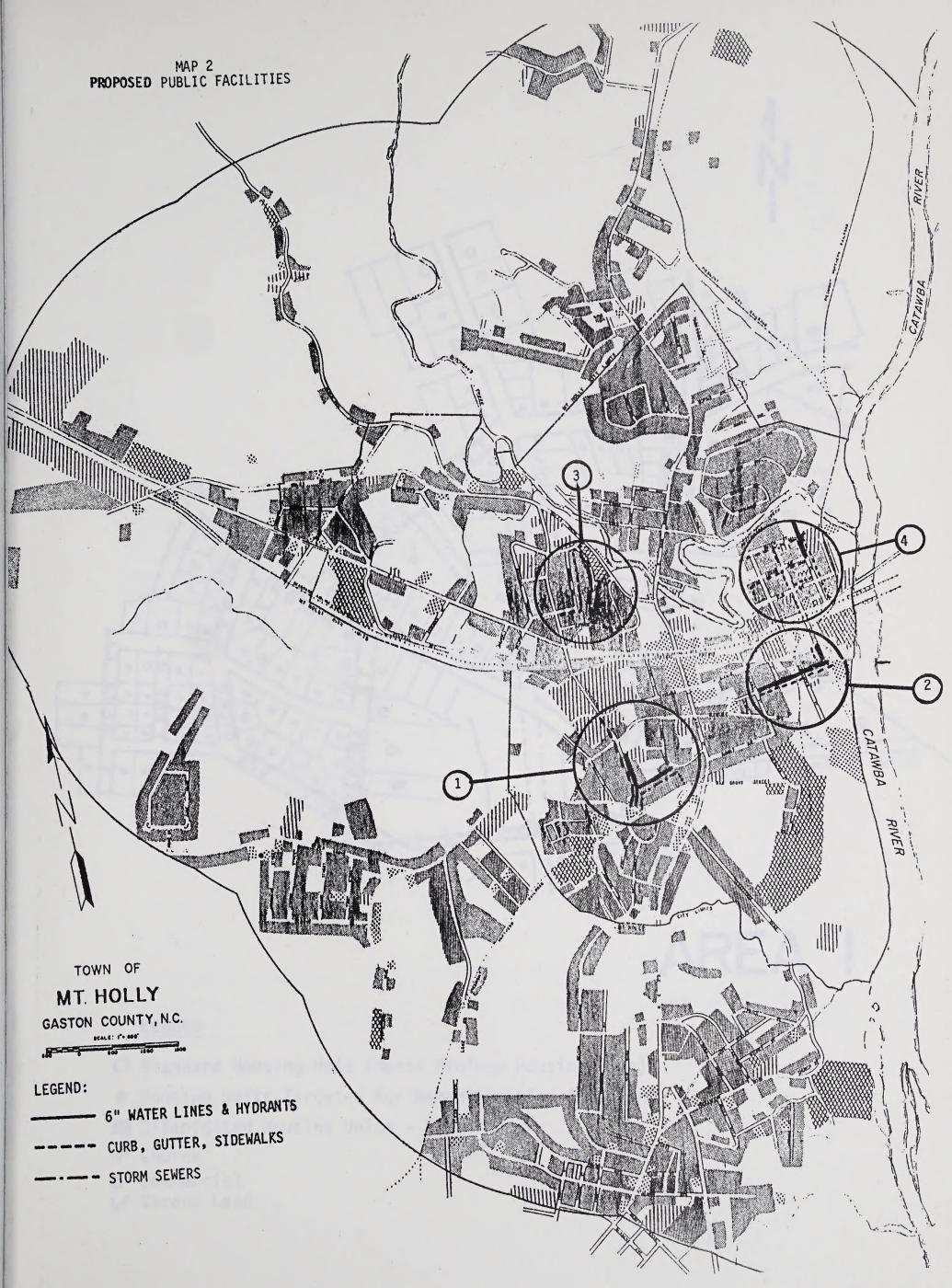
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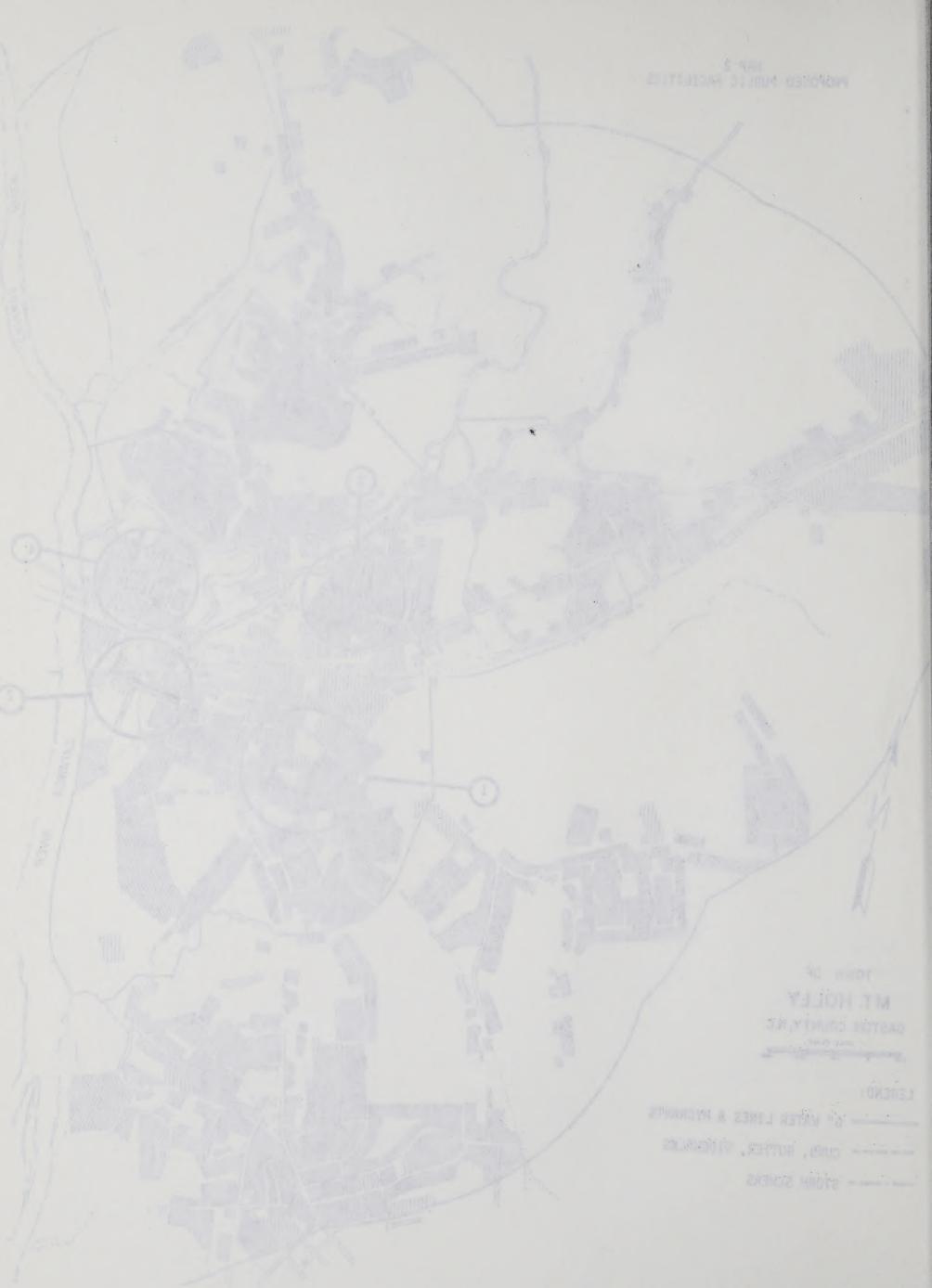














### LEGEND

- O Standard Housing Unit (Meets Minimum Housing Code)
- Housing Units Targeted for Rehabilitation Assistance
- 📶 Dilapidated Housing Units Demolition
- + Church
- **c** Commercial
- ✓ Vacant Land

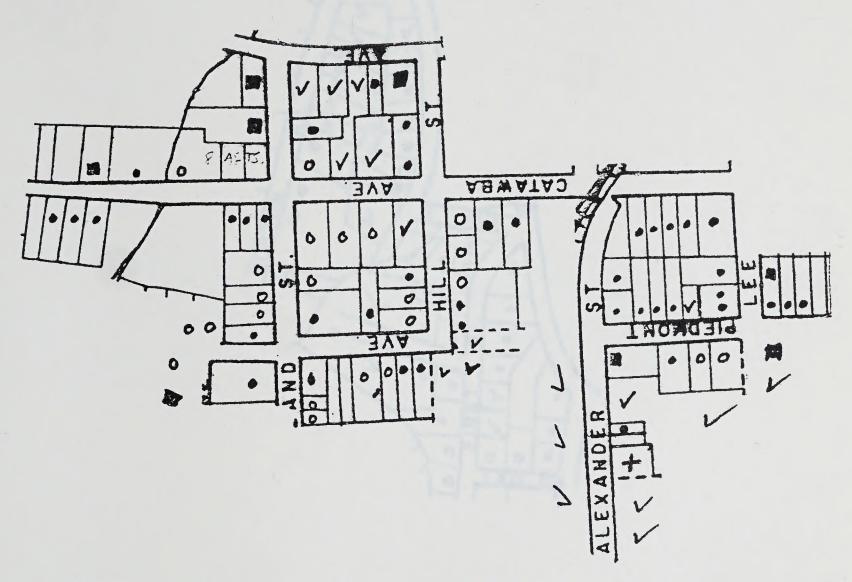


### AREA I

### TEGEND

- O Standard Housing Unit (Meets-Minimum Housing Code)
- Housing Units Targeted for Rehabilitation Assiming
  - W Dilapidated Housing Units Demoltolog
    - of Church
    - C Commercial
    - V Vacent Land





### LEGEND

- O Standard Housing Unit (Meets Minimum Housing Code)
- Housing Units Targeted for Rehabilitation Assistance
- Dilapidated Housing Units Demolition
- + Church
- **V** Vacant

AREA 2

N

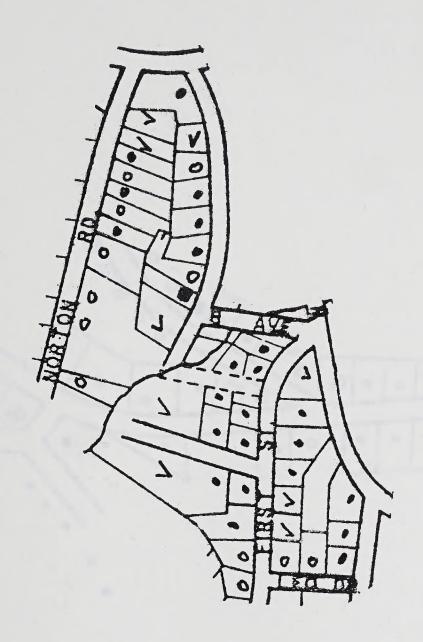


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- O Standard Housing Unit (Heets Winform Housing Code)
- e Housing Units Targeted for Rehabilitation Assistance
  - | Dilapidated Housing Units Demolition
    - \* Church
    - V Vacant

AREA 2





## AREA 3A

### LEGEND

- O Standard Housing Unit (Meets Minimum Housing Code)
- Housing Units Targeted for Rehabilitation Assistance
- Dilapidated Housing Units Demolition
- c Commercial
- ✓ Vacant Land



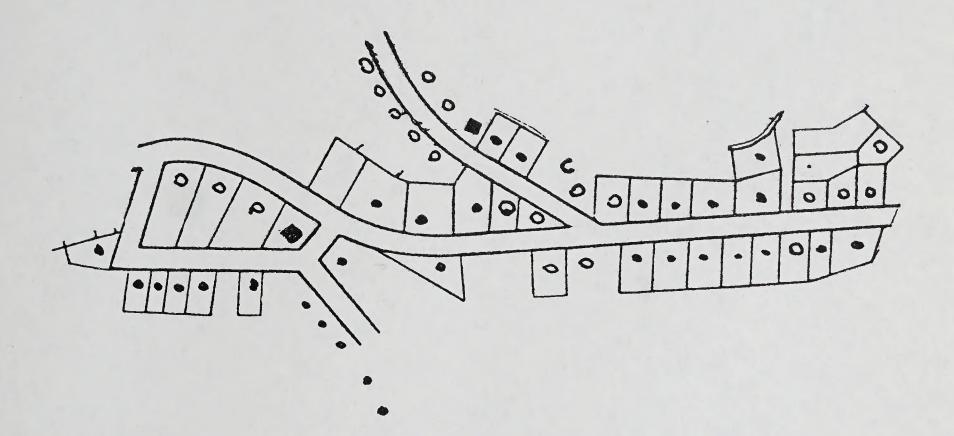


### AREA 3A

#### TEELIND

- O Standard Housing Unit (Meets Minimum Housing Code)
- o Housing Units Targeted for Rohabilitation Assistance
  - o pilnpidated Housing Units Demonition
    - Intohsikihoo d
    - W Vacant Land





### AREA 3B

### LEGEND

- O Standard Housing Unit (Meets Minimum Housing Code)
- Housing Units Targeted for Rehabilitation Assistance
- Dilapidated Housing Units Demolition
- C Commercial
- ✓ Vacant Land



# AREA 38

#### DMADBA

- O Standard Housing Unit (Meets Hinimum Housing Code)
- a Housing Units Targeted for Rehabilitation Assistance
  - Dilapidated Housing Units Demoittion
    - C Commercial
    - V Vacant Land



